

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATION OF N. J. OLANDER & SONS, INC.  
AS REDEVELOPER OF PARCEL 51 IN THE SOUTH END URBAN  
RENEWAL PROJECT AREA, MASS. R-56

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WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority," has entered into a contract for a loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area," has been duly reviewed and approved in full compliance with local, state, and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, pursuant to the Authority Vote of August 13, 1970, Parcel 51 was advertised August 23, 1970 for light industrial development which will provide employment opportunities and be an economic asset to the City; and

WHEREAS, N. J. Olander and Sons, Inc., has submitted a proposal for the development of Parcel 51 in the South End Urban Renewal Area for the construction of a soft goods trade center;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That N.J. Olander and Sons, Inc., be and hereby is tentatively designated as Redeveloper of Parcel 51 in the South End Urban Renewal Area, subject to:

- a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- b) Publication of public disclosure information and issuance of all approvals required by the Massachusetts Laws and Title I of the Housing Act of 1949, as amended;
- c) Submission within nine (9) months in a form satisfactory to the Authority of:
  - (i) Evidence of the availability of necessary equity funds; and
  - (ii) Evidence of firm financing commitments from banks or other lending institutions; and
  - (iii) Final Working Drawings and Specifications satisfactory to the Authority's staff.

2. That the disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
3. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement providing for the conveyance of said parcel.
4. That the Director be and hereby is authorized for and in behalf of the Boston Redevelopment Authority to accept any and all penalty bonds or other form of financial security as may be required by the terms of the Land Disposition Agreement.
5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure (Federal Form H-6004).

MEMORANDUM

TABLED: December 2, 1970

RE-SUBMITTED: March 11, 1971

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: OFFICE OF THE DIRECTOR  
SUBJECT: SOUTH END URBAN RENEWAL AREA (MASS. R-56)  
TENTATIVE DESIGNATION OF REDEVELOPER FOR PARCEL 51

At the August 13, 1970 meeting, the Authority voted to advertise Parcel 51 for light industrial and commercial use. The parcel is located at Albany Street, adjacent to the new Flower Market and contains about 46,300 square feet.

One proposal was received in response to the ad by the cut-off date of October 20, 1970.

The submission consists of a proposal for a soft goods trade center by J. J. Olander & Sons, Inc., a furniture manufacturer now at 115 Halleck Street, Boston, formerly at 90-92 West Brookline Street, South End. Schematic designs envision a 3-story reinforced concrete and brick building with 64,000 square feet of rentable area and ground floor parking for 63 cars. Total estimated cost of the building is \$1.6 million. It will take about 12 months to construct.

Following Authority approval, Mr. Olander intends to form a joint venture corporation to undertake the development. He will use a portion of the building constructed and lease the balance to the wholesale fabric and decorating trade. Total employment will approximate 100 persons.

The schematic designs as prepared and submitted by the architects, Kenneth F. Parry and Associates of Quincy, have been reviewed and found acceptable by Design Review staff. The multi-story development proposed meets the South End Plan objective for intensive reuse of the site, will provide employment and be an economic asset to the community.

I recommend that the Authority tentatively designate N. J. Olander & Sons, Inc. as developer.

An appropriate Resolution follows.

Attachment:



